

## Phyllis Avenue New Malden, KT3 6LB

£775,000 Freehold



This gorgeous four-bedroom, two-bathroom terraced home offers a superb open-plan ground floor and a beautiful south-facing garden with garden room and rear access, perfect for both entertaining and family living.

Ideally located just 0.3 miles from Motspur Park railway station, the property also benefits from off street parking, easy access to local shops and the open green spaces of Sir Joseph Hood Memorial Playing Fields.

The ground floor features a bright and spacious open-plan layout along with a convenient downstairs W.C. Upstairs, the home offers a modern family bathroom and four well-proportioned bedrooms, including a generous master bedroom complete with built-in storage and a stylish en-suite shower room.

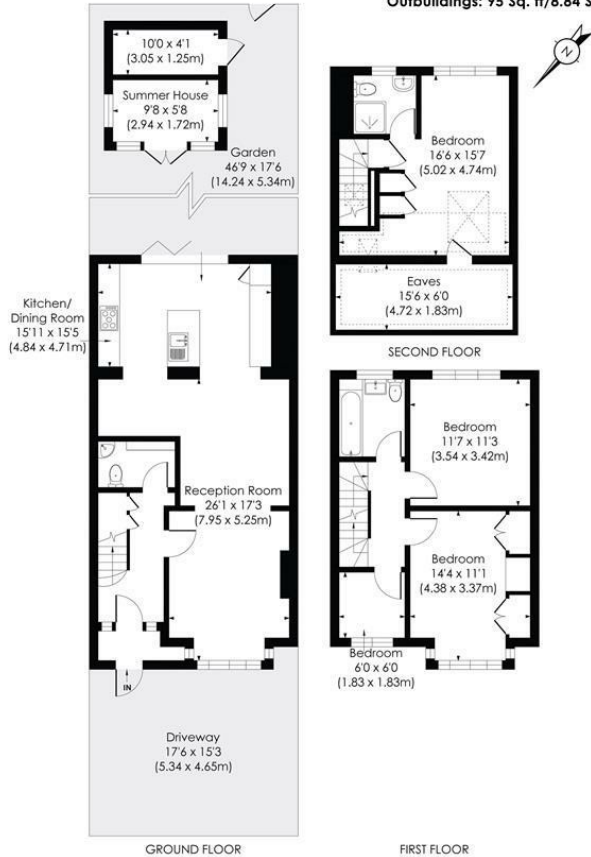
**PHYLIS AVENUE, KT3**

Approx. Gross Internal Floor Area

**1396 Sq. ft./129.72 Sq. m (Incl. RHH; Excl. Outbuildings)**

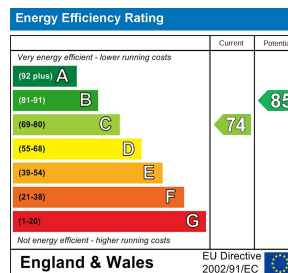
**1237 Sq. ft./114.92 Sq. m (Excl. RHH; Excl. Outbuildings)**

**Outbuildings: 95 Sq. ft./8.84 Sq. m**



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Four Bedroom - Two Bathroom
- 1930's End Of Terrace House
- Lovely South Facing Garden With Rear Access
- Gorgeous Open Plan Kitchen/Dining/Family Room
- Spacious Master Bedroom With En Suite Shower Room
- 0.3 Miles To Motspur Park Station And Shops
- Downstairs W.C And Family Bathroom
- Off Street Parking
- EPC - C
- Council Tax Band - E



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